

**Present: Chair Joseph Cardello, Bruce Santa Anna, Ed Magill, Dr. Lucien Benoit, John Flaherty, John Czyzewicz. Absent: John O'Donnell. Also present: Town Planner Michael Phillips and Assistant Town Solicitor Bob Rossi.**

**The Chair called the meeting to order at 7:02 p.m.**

**I. Approval of Minutes – January 5, 2006 & April 5, April 19 & May 3, 2007**

**Dr. Benoit made a motion to approve the minutes of January 5, 2006. Mr. Santa Anna seconded the motion. Only members who were on the Planning Board at the time of the meeting voted on the motion. Voting on the motion were Dr. Benoit, Mr. Cardello, Mr. Santa Anna, and Mr. Magill. All voted in favor.**

**Mr. Czyzewicz made a motion to approve the minutes of April 5, 2007, with minor corrections. Mr. Santa Anna seconded the motion, with all in favor.**

**Dr. Benoit made a motion to approve the minutes of April 19, 2007. Mr. Czyzewicz seconded the motion, with all in favor.**

**Dr. Benoit made a motion to approve the minutes of May 3, 2007, with minor corrections. Mr. Santa Anna seconded the motion, with all in favor.**

## **II. Pound Hill Business Park—Major Land Development Project, Preliminary Plan Review**

**Owner/Applicant: Peter Sangermano, III, Jasen Crozier; Location: 603 Pound Hill Road, Assessor's Plat 8, Lots 29, 299 & 300; Zoning: M (Manufacturing District)**

**Dr. Benoit recused himself from the hearing because he has a past business relationship with Heritage Design, which has done some of the work on this project.**

**Attorney Nicholas Lambrose and engineer Anthony Sylvia were present for the applicant to address issues brought up at the previous meeting (May 3, 2007). Mr. Sylvia stated that revised plans had been submitted to the Board. Mr. Sylvia stated that the revised plans do not include changes to the signage, but the applicant is willing to change the lighting to the proposed signage at the entranceway. They will have a spotlight local to the sign only, with no washout to the property. With regard to landscaping, the revised plans accommodate the Board's request for added screening of the building. The revised plans include 22 blue spruce and white pine trees, which will be 6-9 ft. at the time of planting.**

**Mr. Sylvia stated that the issue of construction access adjacent to abutting property owned by Northern Green Holdings has been resolved. All work in that area of the property has been removed**

from plans. Access to the construction site will be gained through existing locations (driveway currently used for 603 Pound Hill Road, the final entranceway for the proposed development, and a third point on Industrial Drive that will be used for water and sewer access).

Mr. Sylvia reviewed the plans for the fencing and guardrails located near the retaining walls. The applicant is working with Geisser Engineering. There will be appropriate communication between the contractors for the guardrails and the walls. The areas will be cut and marked during installation, as is commonly done to insure proper installation by both contractors. Mr. Sylvia also stated that with regard to blasting, a note has been added to the demolition plan to use all means possible to avoid blasting, and if blasting is necessary, proper channels will be followed. The Chair asked that this note be added to the main notes of the plans, not just on the demolition plan.

The applicant also addressed comments that had been submitted since the time of the May 3 meeting. The applicant will provide the town with as-builts at the conclusion of construction. The annual inspection report of the drainage system will be placed in the maintenance plan for the site and the applicant will be sure to submit an annual inspection report. The fire marshal has reviewed the water system plan and the applicant has worked with the water department as well. An additional fire hydrant was required, which has been added to the plans. The applicant will provide a cross-section of the area through the wall and slope.

The design for the walls is still being reviewed by Geisser Engineering. The Chair asked that the plan for support of excavation take into consideration neighboring properties and be sure that the drill rig does not take down extra trees. Peer review is being conducted by Larry Smith with the town administration. The Chair stated that the Board respects Mr. Smith's comments, but the Board would like ultimate approval. Mr. Phillips suggested that the fence be extended along wall #2 to seal off the property line and segregate the two properties.

Mr. Lambrose informed that Board that language had been worked out on moving the O'Donnell house. The draft is subject to Board approval. The plan for moving the house is that the ARC would have first priority in moving the house to the property that they are leasing, with the Town as an alternate. The applicant will provide the amount it would have spent in demolition of the house toward moving expenses, with a cap of \$10,500. The time frame for moving the house would be 30 days beginning with the date that original notice is given to accept the offer, then 60 days to move the house, with an additional 30 days added as long as things are in motion in getting the house moved. This would provide a total of 120 days possible from the date that the developer gives notice.

Mr. Phillips asked about the amount of light cast horizontally from the wall pack lighting units at the ends of the buildings. Mr. Sylvia stated

that the lighting will not carry to the street. A photometric survey has been completed and there is less than ½ foot candle at all areas.

The Chair read into the record a letter from attorney Jennifer Cervenka of Patridge, Snow, & Hahn on behalf of abutting property owners Northern Green Holdings. The letter states that Northern Green Holdings does not want any construction carried out that will be detrimental to their property or the drainage from their property. Mr. Sylvia stated that the construction will not cause the abutting property to handle any of the applicant's runoff. The applicant will also not be accessing the construction site or work near this property.

The applicant asked the Board to vote on the preliminary plan. The Board stated that they will not vote until the requested notes are added to the plan. They would like to see Mr. Smith's review of the support of excavation design plan. As soon as the requested information is available, the preliminary plan review will be placed on the agenda.

**III. Ocean State Development, LLC—Major Land Development Project; Preapplication/Concept Review; Owner/Applicant: Richard Desrosiers Location: 594 Great Road, Plat 5 Lots 61 & 297; Zoning: M & BN (Manufacturing District & Neighborhood Business)**

Attorney Mark Krieger was present for the applicant. He provided an overview of the proposed project to the Board. Mr. Krieger submitted a picture of the existing site to the Board. The site was formerly used as a weaving mill and a candle shop. It is currently used for storage. The property consists of two lots, totally 63,249 square feet. The existing brick building is approximately 17,500 sq. ft. The plan is to add 4850 sq. ft. for a total of 22,350 sq. ft. The applicant will apply for an administrative subdivision to move the lot line in order to provide adequate parking area. There are no wetlands on site. The project will use the existing curb cut, so no DOT permit is needed. There is water existing on the site. The applicant is working on an arrangement to tie into a sewer manhole on the adjacent lot. They are in discussion about an easement to tie into the sewer system and develop a drainage system that will be beneficial to both the applicant and the adjacent property. The plan calls for underground storage of drainage water. Preliminary approval will be needed from the sewer commission.

Dave DeQuattro, an architect from Robinson Green Beretta, gave an overview of the proposed building. The plan is for a medical office building, operating 9 am – 6 pm, Monday through Friday, with some office hours on Saturday. The building will have buttresses that will replicate the tower of the existing mill. Paul Gadoury, professional engineer from Nyberg Associates, reviewed the proposed drainage system. He stated that the current drainage system is very convoluted. They will need to research the existing system. At this

point, it is difficult to assess where some of the pipes go and where they discharge. The plan is to eliminate the drainage pipe that goes across the property and instead have the system slope to catch basins and pipe across the parking lot to a manhole, pick up drainage from a culvert, then continue piping to the back of the lot. The exact point of discharge is undetermined at this time. The catch basins will be oil/water separator basins and the planned system will result in a minimal increase in runoff. The adjacent property owner (Sandman Realty) has discussed and indicated willingness in creating a sewer easement for sewer and drainage. At this point, they do not know what the monitored wells are for or if any contaminants are present on the site. Mr. Gadoury feels that it is preferable to use infiltration over detention for stormwater management.

As they go forward with the planning, Mr. Phillips asked that they look at capacity issues for the sewer and septic systems and if there is an opportunity for other neighbors to connect to the sewer lines. Mr. Phillips also asked that a landscape plan be included at Master Plan stage.

**IV. Industrial Drive Commerce Park—Major Land Development Project; Preapplication/Concept Review; Owner/Applicant: Russell & Robert Branchaud**

**Location: 136 Industrial Drive, Plat 5 Lot 76; Zoning: M (Manufacturing District)**

**Attorney Eric Brainsky was present for the applicant to provide an overview of the proposed development project. The 31-acre property is located to the west of 146. The applicants propose to subdivide the property into 5 lots, with a building on each lot. Lots 3 & 4 will be accessed via Industrial Drive. Lots 1, 2, & 5 will be accessed through a private drive via an easement on an existing dirt road. The private drive will be a 40-ft. right of way, with 24-ft. of pavement. No sidewalks or curbs are proposed. The drainage system will require DEM approval because of wetlands and a DOT permit will be required because Industrial Drive is a state road.**

**Paul Gadoury, engineer from Nyberg Associates, reviewed the proposed drainage system. He stated that there are constraints on constructible area on the property due to streams, wetland buffers, and wetlands. The remaining area will be used for construction of the buildings, a paved driveway and cul-de-sac. The soil on the construction area is very amenable to subsurface drainage. The drainage system will consist of subsurface infiltration into 6 separate massive systems. The sewer will be pumped with individual grinder pump systems that will feed into a gravity system. Public water is proposed, which will come in from Industrial Drive.**

**Lots 3 & 4 will each have a building, as well as parking areas, walls, subsurface systems with oil/water separator basins, emergency overflow pipes, and plastic drainage chambers embedded in crushed stone. Lot 2 will have a building, parking area, and subsurface**



system located north of the building. Lot 1 will have a building, parking area to the west, and a subsurface system handling drainage from the 60,000 sq. ft. building. A great deal of fill and a retaining wall will be required. Seven acres of impervious service will be created. Total impervious surface will be: 22% of the land area, (40% roof area, 50% parking area, 10% roadway). This will be on the portion of the property with very well-drained gravel soil.

Dr. Benoit asked about proposed use of the buildings. Mr. Brainsky replied that the applicants are actively engaging several potential clients, but they do not have any specifics at this time.

Mr. Czyzewicz asked if the owners of the private driveway will still have use of it. Mr. Brainsky stated that they currently use it and the applicant will work out a plan with them. Mr. Czyzewicz also asked if the seasonal streams will be allowed to flow. Mr. Brainsky stated that there will be no disturbance at all to the streams.

Mr. Flaherty asked if the buildings will be single story buildings. Mr. Brainsky stated that no plans are available now, but they will not go over the height ordinance. Mr. Flaherty stated that he might encourage building up instead of out on this property.

The Chair stated that he would like wall details, landscaping plans, details on the grade of the entrances, and a soil/erosion control plan before clearing.

**Mr. Phillips stated that construction standards will apply to the private driveway (depth of fill, pavement, etc.)**

## **V. Planning Board Issues & Concerns**

**Dr. Benoit made a motion to discuss the Blackstone Tupperware mill project water situation. The Chair seconded the motion, with all in favor. Mr. Phillips stated that he had no additional information other than what has been reported in the newspaper. The town of Blackstone has said they will not provide water to the project. The attorneys for the developers will fight this. Dr. Benoit wanted it to be clear that a stipulation of approval of the project was that North Smithfield would not give any money for providing water to the site.**

**Mr. Santa Anna made a motion to discuss Laurelwood. Mr. Magill seconded the motion. Mr. Santa Anna asked if there is a bond for Old Comstock Road. Mr. Phillips stated that there is no bond on this road, and there most likely will not be one. Mr. Santa Anna stated that the emergency exit is being used for construction traffic and the area was not meant to handle that kind of traffic. Mr. Phillips stated that the Town Council would have to put a ton limit on the road to control the traffic. Mr. Phillips also stated that he would approach the developers about putting up a bond for the road.**

**Mr. Flaherty informed the Board that there will be a Branch Village Task Force open meeting on June 28 from 6:30 - 9:00 pm.**

**Mr. Santa Anna made a motion to adjourn at 9:07 pm. Dr. Benoit seconded the motion, with all in favor.**

**Respectfully Submitted,**

**Angela Pugliese, Planning Board Secretary**